

# Technical Review Committee Meeting

## Minutes of October 4, 2010

### Attendance:

Members Present
Wayne Hamilton
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
Richard Grant

Staff Present
Kim Hamel
Bob Oast
Jannice Ashley
Nathan Pennington
Jennifer Blevins

Acting Chair Croom opened the meeting at 2:05 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

Agenda Item	
Final review of the Level III site plan for the project identified as <u>Davis Arena Addition and Renovation</u> , located at 765 New Airport Rd. at the WNC Agricultural Center for renovation and a 14,706 sq.ft. addition to the existing 54,461 sq.ft. building. The project also includes the reconfiguration of vehicular use areas and upgrades to site landscaping. The property owner is the City of Asheville and the contact is Bryan Moffitt. The property is identified in the Buncombe County Tax records as PIN 9643.52-1970. Project # 09-4322.	
<b>Staff Comments</b>	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Bryan Moffitt was available for questions and commented on the following topics: <ul style="list-style-type: none"> <li>? The project area will have open gutters, with no curbs, matching the existing conditions on the rest of the site</li> <li>? The parking lot walkway will be paved; may be at the same grade as the parking lot</li> <li>? Only the ADA area will be stripped</li> </ul>
Public Comment	
<b>Speaker Name</b>	<b>Issue(s)</b>
None	
Committee Comments/Discussion	
Acting Chair Croom noted that if the walkway is at the same grade level as the parking lot, it should be clearly designated as a pedestrian walkway. Ms. Roderick asked for clarification on the alternative compliance request and Mr. Pennington explained that the same number of trees will be planted, but that they would be moved out of the midway area.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the condition that the Tree Commission approve the alternative compliance request.	

Agenda Item	
Final review of the Conditional Use Permit for the project identified as <u>Thoms Estate Phase II</u> , a 40-lot subdivision located off of French Willow Drive. The property owner is Atlas NC 1 SPE, LLC and the contact is Mark Brooks. The property is identified in the Buncombe County Tax records as PIN 9740.07-77-0484. Project # 10-5092.	
<b>Staff Comments</b>	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.

<b>Applicant(s) or Applicant Representative(s)</b>	<p>Bob Grasso and John Kinnaird were available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? The Phase I as-built drawings are almost complete</li> <li>? The previously proposed bridge on French Willow Drive will be replaced by 2 culverts</li> <li>? Phases I and II will be constructed at the same time if possible</li> <li>? The pedestrian gate is ornamental. It will not be closed or locked</li> <li>? All of the street signs will be completed as part of Phase I</li> <li>? The water plans are nearing completion</li> <li>? The plans will be revised to show the required 24" curb and gutter</li> <li>? The cross-access easement paperwork will begin soon</li> <li>? All other comments from the staff report will be addressed in revised plans</li> </ul>
<b>Public Comment</b>	
<b>Speaker Name</b>	<b>Issue(s)</b>
Lou Fiore, Sean O'Connell, Julie Niwinski	? Questions about phase completion, whether current plans meet the original City Council approval, ownership of the individual lots, architectural design of the houses, stormwater runoff, sidewalks
<b>Committee Comments/Discussion</b>	
<p>Mr. Hamilton asked that the applicant provide a written statement that the pedestrian gate will remain open. Ms. Hamel explained that once the Phase I as-built drawings are approved, Phase II can begin. She said that as the permit applications for single family houses are submitted, the designs will be reviewed against the City Council approval. She also noted that the applicant will submit detailed stormwater plans for review. In response to the question about ownership structure, Mr. Oast said he would verify the wording of the Conditional Use Permit, but in general, the city doesn't have control over how properties are owned. Mr. Pennington clarified that sidewalks will be constructed where the project area abuts Beaverdam Road, Tsali Trail, Elk Mountain Scenic Highway and a portion of Wild Cherry Road.</p>	
<b>Committee Action</b>	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

The meeting was adjourned at 2:40 p.m.